



CITY COUNCIL AGENDA REPORT

MEETING DATE: JANUARY 20, 2004

ITEM NUMBER:

SUBJECT: CONSIDERATION OF POSSIBLE SALE OF CERTAIN FAIRVIEW PARK PROPERTY

DATE: JANUARY 8, 2004

FROM: PUBLIC SERVICES DEPARTMENT/ADMINISTRATION DIVISION

PRESENTATION BY: WILLIAM J. MORRIS, PUBLIC SERVICES DIRECTOR

FOR FURTHER INFORMATION CONTACT: WILLIAM J. MORRIS AT (714) 754-5343

RECOMMENDATION:

Receive and file; staff to provide an updated status report no later than July 2004.

BACKGROUND:

As a result of a recent update to the Fairview Park Master Plan (Attachment 1) by City Council, a certain portion of land in the park has been requested to be purchased by the adjoining single-family residential owners. This area of Fairview Park being considered for possible sale is bounded on the north by the northerly property line of the park, on the east by Placentia Avenue, on the south by the County of Orange's Fairview Flood Control Channel, and on the west by the County of Orange's Santa Ana River property. A small portion at the east end of this property is not included in the possible purchase, as it is designated and reserved for a neighborhood park on the Fairview Park Master Plan. The remainder of the subject area has no particular use designation on the Master Plan.

At the September 2, 2003, meeting, City Council provided direction to staff on the possible sale of certain property at the north end of Fairview Park, west of Placentia Avenue, to the adjoining single-family property owners. This direction included, among other things, to initiate negotiations with the property owners, to determine costs (including appraisals), to determine the opinion of the County of Orange on the proposed sale, and to report back to City Council in four months with information regarding what it would take to sell the property if all the property owners are willing buyers. The attached minutes provide a more detailed account of the direction provided (Attachment 2).

ANALYSIS:

Staff has received a letter from a Swan Drive resident, dated October 8, 2003, stating that the residents of Swan Drive have organized and are awaiting further information

from City staff (Attachment 3). A letter response from the City was sent on November 25, 2003 (Attachment 4).

Since the Council meeting of September 2, 2003, staff has developed a "milestone" list of events which must take place in order for Council to be able to make a final decision on whether to execute the sale of the property (Attachment 5). Staff has also developed an estimated timeline and cost for each of the steps listed in the milestone schedule (Attachment 6). As can be seen from Attachments 5 and 6, it is estimated that considerable time and money must be expended to carry the process through to a final action on the sale.

Staff will be meeting with the affected homeowners in the first part of January 2004 to go over the list of milestone events, the estimated funding requirements, and the time lines required to complete the process. At that point, staff will notify the County of Orange in writing of the City's desire to consider sale of the subject property, and to request that they provide any written comments, concerns, etc., that they may have in this regard. County staff has previously indicated that this item would need to be taken to the Board of Supervisors at a regular meeting for action/input on the possible sale by the City. In addition, City staff has previously sent a letter to County staff on this item (Attachment 7), and received written comments concerning the possible sale (Attachment 8).

ALTERNATIVES CONSIDERED:

City Council could direct staff to discontinue work on this item.

FISCAL REVIEW:

Funding for this agreement is included in the 2002-2003 fiscal year adopted budget.

LEGAL REVIEW:

As staff works its way through the process, the City Attorney's office will be called upon to provide input, to develop agreements, and to perform other tasks as shown in the milestone list (Attachment 5).

CONCLUSION:

Staff has developed a list of work items, which must take place in order for City Council to sell property at the northerly end of Fairview Park, west of Placentia Avenue. Estimated costs and time lines have also been developed. Staff intends to meet with the affected homeowners in January 2004 to go over the process and to reconfirm their commitment to the purchase of the property.

WILLIAM J. MORRIS
Public Services Director

STEVEN E. HAYMAN
Administrative Services Director

THOMAS WOOD
Acting City Attorney

MARC R. PUCKETT
Finance Director

ATTACHMENTS: 1 Fairview Park Master Plan
 2 Minutes of September 2, 2003 Council Meeting (Excerpts)
 3 Letter from John King, Dated October 8, 2003
 4 Letter from City Dated November 25, 2003
 5 List of Milestone Events
 6 Estimated Costs and Time Lines
 7 Letter to County of Orange Dated April 18, 2001
 8 Internal County of Orange Memo Dated December 21,
 2001

DISTRIBUTION: City Manager
 Acting City Attorney
 Finance Director
 Administrative Services Director
 City Engineer
 Fairview Park Plan Administrator
 John L. King, 1991 Swan Drive

/ch

FairviewParkLandSaleReport

12/29/03

8:30 a.m.



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